

ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

March 16, 2023

FINAL

I. Call to Order The regular monthly meeting of the Onion Creek Homeowners Association was held Thursday, March 16th at Onion Creek Club. The meeting was called to order by President Jerry Patterson at 4:00 p.m.

Board members attending: Martin Benavides, Fred Blood, Beth Cubriel, Nikki England, Brad Glendenning, and Jerry Patterson.

Board members absent: Darcy Hansen, Kathy Lahaye, Chris Burges, Jerry Epting, Tom Thies and Dick Perrone.

Also attending: Denise Cadell and Jane Redding, HOA Office Staff

II. Recognize Visitors/Guests

Guests attending: Mary Jo Benton, Dennis Ross and Jaine Ackley.

Jerry welcomed our guests and thanked them for attending.

III. Approval of Minutes

Marty Benavides moved to approve the February 18, 2023, board meeting minutes, Fred Blood seconded; the minutes were unanimously approved.

IV. Financial Report-Kathy Lahaye

Kathy was unable to attend but provided the following report.

Total Revenue: The total YTD revenue for February was \$204,027 which is \$2,137 under budget. Total Operating Expenses: The total YTD operating expenses for February were \$69,851 which is \$24,447 under budget. The most significant variances to budget were as follows:

Landscape Maintenance – Other was \$2,863 over budget & Security was \$26,232 under budget. The net revenue over expense YTD was \$134,176.

Cash balances at 02/28/23:

Operating - \$341,426.67

Reserves - \$125,446.71

V. Office Report-Denise Cadell

Denise reported that since the last board meeting on February 18th, 2023, six home sales have closed and eight are currently pending.

The latest delinquency report received from Terri Giles indicates a balance of \$61,857.00 owed in unpaid HOA dues and \$8,050 in fines. On March 11th, reminder notices were sent to residents who owe an outstanding balance.

VI. COMMITTEE REPORTS

- **Volunteer Security Patrol - Chris Burges**

Chris was unable to attend and had nothing new to report.

- **Development and Infrastructure - Jerry Epting**

Jerry was unable to attend but provided the following report.

- **Project Name: Proposed Zoning Change:** Applicant is proposing a zone change from Mobile Home Resident district intended to provide locations for development of mobile homes to Family Resident district. The location of the project is 7500 Wynne Lane. Approximately 6.8 miles from OC.
- **Project Name: Botanica Goodnight Ranch.** Applicant is proposing a mixed-use development of office/retail and multifamily residential along with associated improvements located at 9308 Capitol View Drive. Approximately 4.8 miles from OC.
- **Project Name: Austin Pets Alive.** The applicant is proposing construction of a new facility with associated improvements. The location is 8108 Dee Gabriel Collins Road. The location is approximately 9.1 miles from OC.
- **Project Name: 11800 Manchaca Apartments.** The applicant is requesting construction of a new development with associated improvements. The location is approximately 5 miles from OC.

- **Crisis Management/Neighborhood Watch – Beth Cubriel & Fred Blood.**

Beth will send out an e-blast about Neighborhood Watch and National Night Out once a date has been set.

- **Traffic Control - Brad Glendenning**

Brad recently participated in an HOA board of directors meeting with the Greens of Onion Creek to which he was invited. He explained the plan, clarified, from his perspective, the “cart-before-the-horse” confusion/issue of what has resulted since our last meeting. They are open for Brad to proceed with approaching the city regarding the street marking and inquiring about whether the City of Austin will entertain permitted parking or not. It’s not so much an issue of them wanting it to be permitted, rather that closer to property parking would be defined as who could park there vs. who is not allowed. Brad was advised by current board members that The Greens of Onion Creek has a parking problem to solve, and they have been looking for possible solutions. What Brad offered initially was to find a way that the OCHOA could assist in functioning as a liaison with the COA for the street parking issue. How they choose to resolve the on-site parking is up to them, but however they go about doing so – will impact street parking along Crown Colony Drive, not so much Boca Raton.

Brad is awaiting word on the street parking issue regarding The Greens for how OCHOA wants to move ahead before proceeding to engage with COA.

Things on Hold:

Engagement with COA and County representatives about traffic issues related to scheduled IH-35 construction. Determination of when the empty lots will have curbing and sidewalk repairs completed so that the downstream issue of street resurfacing can be addressed and scheduled. It’s really a matter of time, or lack thereof on my part, to herd all of the cats on this. Brad feels that this is a dead issue: Design and fabrication of entry signage pillars/posts.

Mainly from response of visiting COA police officer, regarding posted traffic speed signs painted onto street surface, this doesn't appear to be an effective means of slowing people down. Brad suggests that we should paint "SLOW" on the street in areas where we know there is significant foot traffic (ie: Pinehurst Drive and River Plantation Drive). If the board thinks this has merit to pursue then it will be added to the post-street resurfacing painting of lines and stop bars project.

- **Legal – Darcy Hansen**

Darcy was unable to attend and provided no report.

- **Government Affairs – Fred Blood**

Fred had nothing new to report.

- **Landscape/Parks – Dick Perrone**

Dick was unable to attend but provided the following report.

Since the beginning of the year, six "Security Guards on Duty" signs and six "No Soliciting" signs have been replaced throughout the neighborhood. Eight "Pets on Leash" signs have been added. The leash signs were installed to give notice that a city ordinance is in effect governing this request and can be useful as a form of support when someone has been bitten and wants to blame the HOA for allowing such action.

Effective March 1, 2023, Elements Lawn & Landscape is no longer the HOA's landscape contractor. On February 16th they advised us of a substantial increase in their rates. After discussing this with Jerry Patterson and Kathy Lahaye, we decided not to renew their contract for the remainder of the year. We advised them we could not accept this increase in the beginning of a new budget year. Lance Barnes with L&S Landscaping will fulfill the remaining ten months of 2023 at the current rate that Elements had been charging.

Costs for the ice storm cleanup and removal totaled \$4,475.00 to date. The city's contractor is currently picking up the brush debris of our neighbors and the vacant lots owned by the city as per 311 calls. Residents are encouraged to call 311 for tree limb and brush pick-up.

Fred Blood agreed to talk to Dick about getting an opinion from an arborist re to the concerns about oak wilt in the neighborhood. Since legacy trees in the common areas are our responsibility, we need to ensure we have done everything we can to prevent spreading.

- **Communications-Beth Cubriel**

Beth will speak with the OCCLA about the full page insert advertising their shredding event they submitted for the last newsletter. The extra cost to include the insert was passed along to the HOA and Beth feels like there may have been a communication error about the insert vs. the ad. Beth will ask if OCCLA would be willing to split the cost of that insert with the HOA. Beth asked that we pay the invoice for now and she will determine if the HOA should get reimbursed after she speaks with OCCLA.

- **Architectural Control/Rules & Enforcement -Martin Benavides**

Marty advised that the trash can issues (trash cans being seen from the street) in Legends Way is ongoing and his committee sends a report to the office every month listing the addresses of those who are out of compliance. Notices are sent to those residents.

Dennis Ross brought up the issue of residents parking on the street and asked what the HOA can do about it. Marty advised that the HOA does not regulate the streets and therefore can't enforce this issue. If a vehicle is inoperable or doesn't have a current registration sticker, residents can call 311 and ask that the vehicle be towed.

- **Security – Nikki England**

Tom was unable to attend, and Nikki reported in his absence that a catalytic converter was stolen off a pickup truck parked in a resident's driveway. The resident has reported this to APD.

Smith Security is down another security officer.

Nikki advised that she has been very pleased with the quick response time from Smith Security once she contacts them. She is currently approving their weekly invoices to ensure that they are accurate.

VII. OLD BUSINESS

Fred volunteered for the Security Patrol Committee, and he will participate in a ride along on Monday with one of the security officers.

VIII. NEW BUSINESS

Resident Mary Jo Benton questioned some of the paint colors that have been approved in the neighborhood. She wanted to know if there had been a change made to the colors we now allow. Jerry advised there has been no change made to the colors we allow; residents are asked to use neutral/pastel/earth tone colors when repainting exterior surfaces. Residents are still required to submit an Architectural Control Request to the office for approval. Discussion continued with options to possibly consider having an official color palette in place to ensure that we remain consistent. Jerry questioned if we could provide official color swatches on the Onion Creek website. Brad asked if a policy should be created concerning exterior house paint colors.

Several other violations concerning a trash dumpster and a large over sized vehicle parked in a resident's driveway were also discussed. The addresses were provided to the committee, and they will be checked. Violation letters will be mailed to the residents if they are not in compliance.

Jaine Ackley, resident, advised that she wanted to provide some clarity regarding parking at The Greens. She advised that not all residents are in favor of permit parking on the street near their HOA. She felt that what two of the current board members previously presented to the HOA is not true. Jaine has signatures from numerous residents who are vehemently opposed to this proposal, and she asked that the board reconsider making any recommendation to the city at this time. Jerry advised that the board is going to do something about parking on the streets which may include permitted parking. He advised this has to do with restrictive parking. This was initiated because of a traffic hazard and the head-to-head issue with parking on the street. Brad advised that the issue of permit parking is a City of Austin decision, and the board was trying to come up with an equitable solution to manage the ongoing problem. Jaine again advised that there is not a parking problem at The Greens and that we should withdraw from proposing something to the city. Jaime asked that the motion be withdrawn. Jerry advised that a motion has not been made to present anything to the city and a motion to

approve/not approve could be made at a later date. Jerry asked that the meeting be adjourned and if anyone wanted to continue discussing the current issue, they are free to do so.

IX. Meeting Adjournment

Nikki England moved that the meeting be adjourned and Fred Blood seconded the motion. The meeting was adjourned at 5:45 p.m. by President Jerry Patterson.

The next board meeting will be held on Thursday, April 20th at 4 p.m. at Onion Creek Club.

Recording Secretary- Denise Cadell

Approved:  _____, 2023

Kathy Lahaye, Secretary